



**BRADY ECONOMIC DEVELOPMENT CORPORATION TYPE B  
NOTICE OF SPECIAL MEETING OF BOARD OF DIRECTORS**

**July 23, 2025 AT 12:00 PM**

Notice is hereby given of a meeting of the Type B Brady Economic Development Corporation, City of Brady, McCulloch County, State of Texas, to be held at 12:00 PM on June 5, 2025, at the City of Brady Chamber of Commerce Building, located at 106 W Main Street, Brady, Texas, for the purpose of considering the following items.

The Brady Economic Development Corporation reserves the right to convene into Executive Session at any time during the meeting regarding any agenda item in compliance with the Texas Open Meetings Act, Chapter 551 Government Code

Board of Directors

Chuck Jividen  
President

Lauri Smith  
Vice President

Michael Cook  
Treasurer

Erin Betts  
Board Member

Terry Phillips  
Board Member

Jane Huffman  
Board Member

Chris Martin  
Board Member

Staff

Daniel Mendoza  
Director of the Economic  
Development  
Corporation/Chamber of  
Commerce

James Stewart  
City Manager

**1. CALL TO ORDER & CERTIFICATION OF A QUORUM**

**2. PUBLIC COMMENTS AND HEARING**

**3. INDIVIDUAL CONCERNS**

- A. Approve Financials.
- B. Approve minutes from June 5, 2025.
- C. Discussion, consideration, and possible action to grant Vision Heights Church a façade grant in the amount of \$10,000.
- D. Discussion, consideration, and possible action to grant Vision Heights Church a building improvement grant in the amount of \$10,000.
- E. Discussion, consideration, and possible action to grant Frontera Healthcare Network a building improvement grant in the amount of \$45,000.
- F.

**4. Executive Session, if needed.**

The BEDC reserves the right to adjourn into Executive Session at any time during the course of this meeting to discuss any of the matters listed on this agenda as authorized by the Texas Government Code Sections 551.071 (Consultation with Attorney), 551.072 (Deliberations about Real Property), 551.073 (Deliberations about Gifts and Donations), 551.074 (Personnel Matters), and 551.087 (Economic Development). Additionally, the following items are anticipated for Executive Session:

**5. Open Session Action on Any Executive Session Item listed above, if needed.**

**6. ADJOURNMENT**

I certify that this is a true and correct copy of the Brady Economic Development Corporation Meeting Agenda and that this notice as posted on the designated bulletin board at City of Brady City Hall, 201 E. Main St., Brady, Texas 76825; a place convenient and readily accessible to the public at all times, and said notice was posted on June 18, 2025 by 5:00 p.m. and will remain posted continuously for 72 hours prior to the scheduled meeting pursuant to Chapter 551 of the Texas Government Code.

*Daniel Mendoza*

Daniel Mendoza, Director of Economic Development Corporation

In compliance with the American with Disabilities Act, the City of Brady will provide for reasonable accommodations for persons attending public meetings at City Facilities. Requests for accommodations or interpretive services must be received at least 48 hours prior to the meeting. Please contact the City Secretary at 325-597-2152 or citysec@bradytx.us.

# Statement of Financial Position

## Brady Type B Economic Development Corporation

As of July 21, 2025

DISTRIBUTION ACCOUNT	TOTAL
<b>Assets</b>	
Current Assets	
Bank Accounts	
Checking- 660365	644,303.88
USDA Revolving Loan Fund	51,137.83
<b>Total for Bank Accounts</b>	<b>\$695,441.71</b>
Accounts Receivable	
Accounts Receivable (A/R)	
<b>Total for Accounts Receivable</b>	<b>0</b>
Other Current Assets	
Undeposited Funds	
<b>Total for Other Current Assets</b>	<b>0</b>
<b>Total for Current Assets</b>	<b>\$695,441.71</b>
Fixed Assets	
208 W. Grove	0
Depreciation	
Original cost	
<b>Total for 208 W. Grove</b>	<b>0</b>
208 W. Grove Land	
<b>Total for Fixed Assets</b>	<b>0</b>
Other Assets	
Qualified Project- Brady Monument Works	120,807.69
Qualified Project - Helios Press	184,058.38
Qualified Project- Hofstetter Petroleum	76,186.52
Qualified Project- Odyssey Manufacturing, Phase 1	204,978.51
Qualified Project-Sandy's Second Loan	36,049.90
Qualified Project- Sandy's Vehicle Loan	919.96
Qualified Project- Serenity Quilts	58,056.74
Qualified Project- Snap Fitness	21,029.56
Qualified Project- T Byrd's	
Windrow Building - Thomas Developments	
<b>Total for Other Assets</b>	<b>\$702,087.26</b>
<b>Total for Assets</b>	<b>\$1,397,528.97</b>

# Statement of Financial Position

## Brady Type B Economic Development Corporation

As of July 21, 2025

DISTRIBUTION ACCOUNT	TOTAL
Liabilities and Equity	
Liabilities	
Current Liabilities	
Accounts Payable	
Credit Cards	
Capital One Credit Card	
<b>Total for Credit Cards</b>	<b>0</b>
Other Current Liabilities	
<b>Total for Current Liabilities</b>	<b>0</b>
Long-term Liabilities	
Civic Center Obligation	544,286.05
<b>Total for Long-term Liabilities</b>	<b>\$544,286.05</b>
<b>Total for Liabilities</b>	<b>\$544,286.05</b>
Equity	
Retained Earnings	759,330.48
Net Income	93,908.44
Fund Balance	4.00
Opening Balance Equity	
<b>Total for Equity</b>	<b>\$853,242.92</b>
<b>Total for Liabilities and Equity</b>	<b>\$1,397,528.97</b>



## BRADY ECONOMIC DEVELOPMENT CORPORATION TYPE B NOTICE OF SPECIAL MEETING OF BOARD OF DIRECTORS

June 5, 2025 AT 12:00 PM

Notice is hereby given of a meeting of the Type B Brady Economic Development Corporation, City of Brady, McCulloch County, State of Texas, to be held at 12:00 PM on June 5, 2025, at the City of Brady Chamber of Commerce Building, located at 106 W Main Street, Brady, Texas, for the purpose of considering the following items.

The Brady Economic Development Corporation reserves the right to convene into Executive Session at any time during the meeting regarding any agenda item in compliance with the Texas Open Meetings Act, Chapter 551 Government Code

### Board of Directors

Chuck Jividen  
President

Lauri Smith  
Vice President

Michael Cook  
Treasurer

Erin Betts  
Board Member

Terry Phillips  
Board Member

Jane Huffman  
Board Member

Chris Martin  
Board Member

### Staff

Daniel Mendoza  
Director of the Economic  
Development  
Corporation/Chamber of  
Commerce

James Stewart  
City Manager

### 1. CALL TO ORDER & CERTIFICATION OF A QUORUM

**Call the meeting to order @ 12:01pm all board members were present except for Terry Phillips. James Stewart was in attendance at the meeting.**

### 2. PUBLIC COMMENTS AND HEARING

### 3. INDIVIDUAL CONCERNS

- A. Discussion, consideration, and possible action to pay towards the golf course cart shed projects for a credit towards the EDC loan of the Civic Center in the amount of \$25,000.
- James gave a print out of the bids and budget for the cart paths. James talked about how the project came about and all the donations. He reiterated his statements from the last meeting. They expanded the cart paths another foot. James talked who all donated the money for the cart paths. James talked about the EDC and City working together for projects, and to what was needed for the cart paths. James mentioned expanding the cart paths and that is why the \$25,000 is needed. James mentioned he originally had 25k for the cart paths but due to an error on the cart shed bids, he no longer has that money budgeted. Jane explained how the Civic Center obligation came about with the EDC. The city manager at the time decided the EDC would pay for it. Erin explained that is why the board doesn't want to be perceived as a city slush fund. Erin explained that when we do projects with the city we need to lay everything out, before we agree to everything. She mentioned that she is worried about the city coming back and stating they need some to get buy then they need more, etc. Cook explained that history keeps repeating itself with all city projects. He explained the cart paths look great and it does make it look a lot better. James explained that the board has to understand that they are also taking the money off the note, so it also benefits the EDC as well. He mentioned that he is not asking for a gift he is asking for a reduction of EDC. Betts and Huffman explained that that can go about it any way anytime the City comes asking for money. Martin explained that he maybe we look at negotiating the contract for the civic center. James explained that if this doesn't work out then he will figure it out. Betts asked why the city isn't looking at pulling the money this year. James explained that he cant spend money, and that the project was done on the private sector side. James explained because it was done in a fast manner. James explained this was a short, quicker answer to benefit. James explained it is 100% on him and he understands the boards frustration. James explained that moving forward he will give more time, and he is learning. Martin, said he is concerned that the city will start saying well the EDC owes the city money, he just doesn't want other people to start making that statement. Cook explained that it is not all on James, and there was some influence. Martin stated that the EDC wants a good relationship with the city and does not want a bad rep with the citizens. Jividen,

explained that no one has ever had a project that needed additional money. Jividen explained that we need to sit down and relook at the civic center obligation.

- Huffman mentioned that she talked to Corbell about the City and EDC for the Civic Center.
- A motion was made by Louri seconded by Huffman, to give \$25k to the city of brady for the obligation of the Civic center with the understanding that the 25k goes to the cart path project motion passes 4-1

#### **4. Executive Session, if needed.**

Goes into executive session at 1:20pm

The BEDC reserves the right to adjourn into Executive Session at any time during the course of this meeting to discuss any of the matters listed on this agenda as authorized by the Texas Government Code Sections 551.071 (Consultation with Attorney), 551.072 (Deliberations about Real Property), 551.073 (Deliberations about Gifts and Donations), 551.074 (Personnel Matters), and 551.087 (Economic Development). Additionally, the following items are anticipated for Executive Session:

##### **A. Discussion, consideration and possible action/evaluation of executive director.**

#### **5. Open Session Action on Any Executive Session Item listed above, if needed.**

Came out of executive session at 1:38pm

#### **6. ADJOURNMENT**

Motion to adjourn made by Cook seconded by Martin motion passed to adjourn at 1:39pm.

I certify that this is a true and correct copy of the Brady Economic Development Corporation Meeting Agenda and that this notice as posted on the designated bulletin board at City of Brady City Hall, 201 E. Main St., Brady, Texas 76825; a place convenient and readily accessible to the public at all times, and said notice was posted on May 30, 2025 by 5:00 p.m. and will remain posted continuously for 72 hours prior to the scheduled meeting pursuant to Chapter 551 of the Texas Government Code.

***Daniel Mendoza***

Daniel Mendoza, Director of Economic Development Corporation

In compliance with the American with Disabilities Act, the City of Brady will provide for reasonable accommodations for persons attending public meetings at City Facilities. Requests for accommodations or interpretive services must be received at least 48 hours prior to the meeting. Please contact the City Secretary at 325-597-2152 or citysec@bradytx.us.


## Brady Economic Development Corporation Façade Grant Application

Please submit application materials in hard copy to Brady EDC, 106 W. Main Street,  
Brady, Texas 76825, or via email to [daniel@bradytx.com](mailto:daniel@bradytx.com)

Business Name: Vision Heights Church Year Founded: 1982  
Business Address: 2300 Menard Hwy Brady, Tx  
Business Mailing Address (if different): P.O. Box 189 Brady, Tx  
Business Contact Name: Devin Taylor Title: Senior Pastor  
Contact Phone: 325-792-4695 Contact Email: visionheightschurch@gmail.com

What type of business is it? Church / Preschool (State Certified)  
What services or goods are offered? Child care / Preschool services for ages 0-5  
Is the business owner also the owner of the building for which the façade grant is requested? Y  
Does the business remit sales taxes to the Texas State Comptroller? No (Tax exempt)  
Does the majority share of the business revenue come from local residents or visitors? Yes  
What is the nature of the work to improve the façade? Please describe.  
New awning, sidewalks, handicap ramp,  
lettering / signage on exterior of building.  
Has a permit for the improvement work been issued by the City of Brady? Yes  
What is the total cost of the façade improvement? \_\_\_\_\_  
What is the amount of grant funding requested from the BEDC? \$10,000

I hereby certify that the information provided in this application and attachments is true, correct and complete to the best of my knowledge. Omissions or submission of incorrect information will render this application invalid.

  
Applicant's Signature

May 1, 2025  
Date

### Required Attachments:

1. Please attach a photo of the current building façade.
2. Please attach a drawing or image showing the design and its materials.
3. Please attach a professional cost estimate or quote for the work.

OR

Please include receipts for materials or other evidence of cost.



EIN # 93-2787863

## **Estimate**

**Date: June 23, 2025**

**Project #: VHC002**

**Customer:**

Vision Heights Church of God  
Brady, TX 76825

### **Job Description for Building Facade**

Awning- \$6,000.00  
Dirt work- \$1,500.00  
Gravel- \$750.00  
Lathing- \$3,000.00  
Ceiling- \$2,500.00  
Electrical- \$1,250.00  
Concrete- \$6,000.00  
Sealer- \$500.00

### **Estimate Total**

\$21,500.00

*Damon Boyd*

Damon Boyd – Member  
PO Box 350, Brady, TX 76825

[Heartland-Rebuilders@hotmail.com](mailto:Heartland-Rebuilders@hotmail.com)

325/792-6704

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Authorized Agent

Signature required before start of job

\*All prices contingent on purchaser pricing of all material

**Payment due within 30 days of invoice. Late fee of 1.5% of bill will be added to balance due after 30 days**















Brady Economic Development Corporation Building Improvement Grant Application

Please submit application materials in hard copy to Brady EDC, 106 W. Main Street,  
Brady, Texas 76825, or via email to [daniel@bradytx.com](mailto:daniel@bradytx.com)

Business Name: Vision Heights Church of God Year Founded: 1982  
Business Address: 2300 Menard Hwy Brady, Tx  
Business Mailing Address (if different): P.O. Box 189 Brady, Tx  
Business Contact Name: Devin Taylor Title: Senior Pastor  
Contact Phone: 325-792-4695 Contact Email: visionheightschurch@gmail.com

What type of business is it? Church / Preschool (State Certified)  
What services or goods are offered? Childcare / Preschool Services for ages 0-5  
Is the business owner also the owner of the building for which the façade grant is requested? Y  
Does the business remit sales taxes to the Texas State Comptroller? No (Tax Exempt)  
Does the majority share of the business revenue come from local residents or visitors? Yes  
What is the nature of the work to improve the building? Please describe.  
Connecting original building to new building.  
Enlarging lobby area.

Has a permit for the improvement work been issued by the City of Brady? Yes  
What is the total cost of the building improvement? \_\_\_\_\_  
What is the amount of grant funding requested from the BEDC? \$10,000

I hereby certify that the information provided in this application and attachments is true, correct and complete to the best of my knowledge. Omissions or submission of incorrect information will render this application invalid.

  
Applicant's Signature

May 1, 2025  
Date

Required Attachments:

1. Please attach a photo of the current building.
2. Please attach a drawing or image showing the design and its materials.
3. Please attach a professional cost estimate or quote for the work.

OR

Please include receipts for materials or other evidence of cost.



EIN # 93-2787863

**Estimate**

**Date: June 23, 2025**  
**Project #: VHC003**

**Customer:**

Vision Heights Church of God  
Brady, TX 76825

**Job Description for Building Connection**

Metal Work- \$10,000.00  
Concrete- \$6,000.00  
Doors- \$1,000.00  
Ceiling- \$2,000.00  
Frame Work- \$2,500.00  
Sheetrock- \$1,500.00  
Electrical- \$1,250.00  
A/C- \$3,000.00

**Estimate Total**

\$27,250.00

*Damon Boyd*

Damon Boyd – Member  
PO Box 350, Brady, TX 76825  
[Heartland-Rebuilders@hotmail.com](mailto:Heartland-Rebuilders@hotmail.com)  
325/792-6704

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Authorized Agent  
Signature required before start of job

\*All prices contingent on purchaser pricing of all material  
**Payment due within 30 days of invoice. Late fee of 1.5% of bill will be added to balance due after 30 days**







**CONFIDENTIAL / COMPETITIVE INFORMATION**

Energy Services Contract

Between

Heart of Texas Hospital / McCulloch County Hospital District

And

City of Brady, Texas

This contract is entered into as of the 6th day of March, 2025, by and between Heart of Texas Healthcare System / McCulloch County Hospital District (MCHD), Brady, Texas, hereinafter called "Customer" and the City of Brady, hereinafter called "City."

**WITNESSETH**

WHEREAS, Customer has requested electric services, including generation, transmission, and distribution services, for the operation of the Hospital and outbuildings at 2008 Nine Road, Brady, Texas; and

WHEREAS, these facilities are located in the dual certified jurisdiction of City of Brady and Oncor; and

WHEREAS, the City desires to supply such electric services subject to certain conditions, rules, and regulations; and

WHEREAS, in exchange for this service contract, Brady EDC-B agrees to provide permit fee payment of \$6,767.25 associated with the construction of the Heritage building;

NOW, THEREFORE, for and in consideration of the premises and of the mutual agreements herein after set forth, the parties hereto mutually agree as follows:

**1. TERM OF CONTRACT**

This contract shall become effective on the first date above written and shall continue in effect for an initial term of twenty (20) years. The initial term of this contract shall be automatically extended from year to year thereafter, unless written notice of termination is given by either party to the other one (1) year prior to the expiration of the term of the contract or any then existing renewal thereof.

**2. AVAILABILITY OF POWER**

Under this contract, the City shall supply, and Customer shall take and pay for, all electric power and energy for the operation of the above-described business in accordance with the terms hereof and the Rules and Regulations of the City.

### **3. RATE SCHEDULE**

Electrical service under this agreement shall be billed in accordance with the applicable rate schedule in the City of Brady's electrical rate ordinances, Large Commercial.

PCA – Power Cost Adjustment under this contract shall be defined as the direct assignment of wholesale costs from the City's alternate wholesale supply arrangements.

### **4. FACILITIES CHARGES**

In addition to the charges for power and energy as set forth in the Rate Schedule, Customer may be required to pay facilities charges for expansions of existing service if necessary. To the extent that the Customer requests electric facilities in excess of the amount supported by the applicable rate schedule, the City will prepare specific cost-based calculations, on a case-by-case basis, to determine any facilities charge requirements.

### **5. DELIVERY OF ELECTRIC SERVICE**

The Point of Delivery for electric service supplied hereunder shall be at the City's metering point, which is determined on a case-by-case basis or otherwise specified by the City.

### **6. POWER FACTOR CHARGE**

Where the Customer's power factor is less than 95%, the City reserves the right to require the Customer to furnish, at Customer's expense, suitable corrective equipment to maintain a power factor of 95% or higher. In the event, the power factor requirements of the City's supplier of power and energy is revised, this paragraph will be modified to conform to the requirements of the City's supplier. In the event the City incurs power factor penalties assessed by the City's supplier or the statewide transmission operator due to Customer's facilities, the City reserves the right to require the Customer to reimburse the City for those penalties.

### **7. NOTICE OR DEMAND**

Any notice or demand required by or concerning this contract shall be deemed properly given if mailed, postage prepaid, to Mayor, City of Brady, P.O. Box 351, Brady, TX 76825, on behalf of the City, or to \_\_\_\_\_

\_\_\_\_\_ behalf of Customer. The Designation of the person to be so notified or the address of such person may be changed at any time and from time to time by either party by similar notice.

### **8. OWNERSHIP OF DISTRIBUTION EQUIPMENT**

Transformer, distribution facilities, metering and other equipment furnished by the City and installed on Customer's property shall remain the personal property of the City unless otherwise specifically stated.

### **9. WAIVER OF DEFAULTS**

A waiver of one or more defaults shall not be considered a waiver of any other subsequent default.

## **CONFIDENTIAL / COMPETITIVE INFORMATION**

### **10. TRANSFER OF CONTRACT**

This contract shall inure to the benefit of and be binding upon the respective heirs, legal representatives, successors, and assigns of the parties hereto, but is not assignable by Customer without written consent of the City.

### **11. COUNTERPARTS**

This contract may be executed in any number of counterparts, and all such counterparts, each executed and delivered as an original, shall constitute but one and the same instrument.

### **12. REPLACE EXISTING SERVICES AGREEMENT**

This Energy Service Contract is to replace any existing service agreement between Customer and the City, in its entirety. Upon execution of this contract, said existing service agreement shall become null and void.

### **13. FORCE MAJEURE**

In the event any party to this Agreement is delayed, hindered, or prevented in the performance of any act or the achievement of any deadline required under this Agreement (other than the payment of money) by reason of fire, casualty, strikes, lockout, labor disputes, abnormal delays in obtaining permits not attributable to the applicant therefore, inability to procure materials or supplies, extreme weather, riots, war or other forces of nature not reasonably foreseeable, and such other delays, hindrances or prevention of performance as are not within the reasonable control of the party obligated to perform, the party affected by such delay shall promptly give notice to the other party and performance of such act shall be excused for the period of delay and/or such deadline extended for a period equal to the period of delay. Delays directly attributable to regulatory approval processes shall constitute Force Majeure. Such excusal and/or extension of time shall be, however, predicated upon the party affected by such delay (a) notifying the other party in writing of the delays and reasons causing the delay within a reasonable period of time upon learning of the same, and (b) taking all reasonable steps to avoid the delay and all reasonable steps to remove and address the condition(s) causing the delay.

### **14. CONTINUITY OF SERVICE**

The City shall use reasonable diligence to provide a constant and uninterrupted supply of electric power and energy to Customer. Should the Customer have equipment sensitive to normal line disturbances, single phasing, or other problem, the Customer shall provide such corrective measures to control/correct same. If the supply of electric power and energy shall be interrupted or become defective through an act of God, governmental authority, action of the elements, public enemy, accident, strikes, labor trouble, required maintenance work, inability to secure right-of-way, or any other cause beyond the reasonable control of the City, the City shall not be liable therefore for damages caused thereby.



**CONFIDENTIAL / COMPETITIVE INFORMATION**

**15. DEREGULATION**

The State of Texas has adopted customer choice legislation that allows purchase of Retail Electric service by end-use customers. The customer agrees that the City will remain the provider of local distribution service pursuant to this contract. This contract shall not relieve Customer of any additional transition cost obligations which may apply under laws and regulations governing Customer's right to choose another retail power supplier, such as transition charges related to stranded investments in generation, common and bulk transmission facilities, and distribution facilities.

IN WITNESS WHEREOF, the parties hereto have caused this contract to be executed by their respective officers thereunto duly authorized as of the day and year first above written.

\_\_\_\_\_  
By \_\_\_\_\_  
\_\_\_\_\_

CITY OF BRADY

By Anthony W. Groves  
\_\_\_\_\_  
Mayor

ATTEST:

By \_\_\_\_\_  
\_\_\_\_\_

ATTEST:

By Heu  
\_\_\_\_\_  
City Secretary

Date \_\_\_\_\_